

REGULAR CITY COUNCIL MEETING  
MAY 15, 2003

PRESENT

Gayle Bunker  
Wesley Bloomfield  
Bruce Curtis  
Robert Droubay  
Margaret Dutson  
Glen Swalberg

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

ABSENT

None

ALSO PRESENT

Richard Waddingham  
Alan Riding  
Ken Clark  
Judy Sabey  
Gregory Schafer  
Deb Greathouse  
Craig Greathouse  
Kathy Walker  
Georgia Hare  
Ron Hare  
Lynette Robinson  
Julie Anderson  
Kenyon Ogden  
Leonard Hardy  
Diane Loveless  
Marc & JoEllen Messenger  
Farilyn Edwards  
Dean & Rosemary Larson  
Rhonda Pace

City Attorney  
Public Works Director  
Asst. Public Works Director  
City Treasurer  
City Recorder  
City Librarian  
City Resident  
Millard County Chronicle/Progress  
Representing University of Utah  
  
Six County Housing Association  
Six County Housing Association  
Six County Housing Association  
City Resident  
City Resident  
City Residents  
City Resident  
City Residents  
City Resident

Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, had been mailed to the Millard County Chronicle/Progress, and provided to each member of the City Council, by personal delivery, at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Council Member Margaret Dutson offered an invocation, following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

#### ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been given to them at least two days prior to the meeting. Following discussion, Council Member Glen Swalberg MOVED to approve the accounts payable, dated May 15, 2003, in the amount of \$37,056.48. The motion was SECONDED by Council Member Robert Droubay. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

#### UNFINISHED BUSINESS

There were no items of unfinished business on the agenda.

#### NEW BUSINESS

#### GEORGIA HARE, REPRESENTING UNIVERSITY OF UTAH: REQUEST FOR SCHOLARSHIP FUNDS FOR ATTENDANCE AT UNIVERSITY OF UTAH SUMMER SCHOOL ON ALCOHOL AND OTHER DRUG DEPENDENCIES

Georgia Hare, representing the University of Utah Summer School on Alcohol and Other Drug Dependencies requested scholarship funds to send two individuals to the school. Mrs. Hare advised the Council that the cost of the school this year is \$470 per person, with University of Utah absorbing the cost for one person. Mayor Bunker noted that Delta City has supported this program for many years and the funding is taken from the drug and alcohol monies.

Following discussion, Council Member Robert Droubay MOVED to approve expenditure of \$470 for scholarship funds to allow two individuals to attend the University of Utah Summer School on Alcohol and Other Drug Dependencies. The motion was SECONDED by Council Member Bruce Curtis. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

#### JULIE ANDERSON: SIX COUNTY HOUSING SERVICES

Lynette Robinson, Director of the Six County Housing Association introduced herself and reported that they are currently engaged in a rural development feasibility study to determine whether the Six County area would benefit from the Mutual Self Help Program. An initial letter was sent out to all forty-eight cities in the Six County area, of which 14 were returned. One of the letters returned was from Delta City. Because Delta City indicated an interest in the program, Ms. Robinson and her staff were in attendance to provide additional information. This area is the last in the State of Utah to

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implement the Mutual Self Help Program. There are currently homes being constructed in Hurricane, Moab and Payson. The Six County Housing Agency will be submitting a grant application for two phases of nine homes each. The grant application will be submitted in July, with grant funds becoming available in October.

Julie Anderson presented a summary of the Mutual Self Help Program. The program allows individuals to obtain affordable housing through "sweat equity." The program organizes nine individuals or families to work together as a group, under the guidance of a construction supervisor, to perform approximately 65% of the labor on new homes. The labor acts as a down payment and also reduces the price of the homes by as much as 20%. The United States Department of Agriculture Rural Development Agency provides the grant funds to operate the program and pay staff salaries, assist in recruiting and determining eligibility to participate and provide mortgage loans for the homes. The Six County Housing Agency provides program management, recruits eligible families/individuals, locates developed land and assists families in budgeting mortgage payments. The families provide adequate income and credit to support a mortgage payment, a willingness to learn new skills, and a commitment to work 30 to 35 hours per week for the next ten to twelve months. The families will determine and schedule work hours through the construction supervisor. The community provides available building lots, encourages and gives community support for the program and provides access to a city or county building inspector.

Kenyon Ogden reviewed information regarding the feasibility of the Mutual Self Help Program working in the Delta area. He asked if there were a pool of available applicants for the program, whether developed lots, or lots which could be developed, were available in close proximity and whether materials were available for construction. The questionnaire also asked what impact nine new homes would have on the Delta City infrastructure.

Council Members were given an opportunity to ask questions regarding the program. Mr. Ogden told the Council that his agency is planning to have eighteen homes constructed over the next two years.

PUBLIC WORKS DIRECTOR ALAN RIDING: PROPOSED CURB / GUTTER AND SIDEWALK IMPROVEMENTS ON 200 EAST STREET BETWEEN 200 NORTH AND 300 NORTH AND 150 EAST STREET BETWEEN 200 NORTH AND 300 NORTH

Mayor Bunker reported that a letter had been sent to residents living along the streets affected by this project. Public Works Director Alan Riding directed his comments to both the Council and those residents in attendance. He stated that this project was originally scheduled to cover both sides of 200 East Street, between 200 North and 300 North. However, it was determined that the project needs to include the east side of 150 East Street, between 200 North and 300 North, which has the same style curb, gutter and sidewalk as 200 East Street. In the process of including 150 East Street, it was noted that the north side of 200 North Street should be included, between 150 East and 200 East. Inclusion of these areas increased the project length to approximately two thousand feet. All

homeowners along the proposed project were mailed information as to the scope and cost of the project, including removal of old concrete, base preparation, pouring new concrete and asphalt repair. This area has combination curb, gutter and sidewalk, which makes it impossible to separate the curb and gutter from the sidewalk.

Mayor Bunker noted that Delta City has responsibility for repair of unsafe sidewalks. Delta City is not, however, responsible for curb and gutter. Due to the type of curb, gutter and sidewalk which was installed in this area, it is impossible to separate the curb and gutter from the sidewalk, so it is proposed that Delta City remove the old curb, gutter and sidewalk and pay the cost of replacing the sidewalk. It is proposed that homeowners in the project area pay the cost of replacing curb and gutter, which would amount to approximately \$10 per linear foot, along the frontage of each home. The proposed cost of the project is \$77,000, which represents most of the funds allocated for use throughout the city during the entire year. Recognizing that there are homeowners in the area who are on fixed incomes, Mayor Bunker suggested ways in which the homeowner's share of the cost could be paid over a period of time rather than a lump sum payment. Mayor Bunker stated that it is the goal of the Council to make necessary improvements in the city while stretching available funds as far as possible. This can be accomplished through cost sharing by homeowners.

Homeowners in the area were given an opportunity to make comments and ask questions regarding the proposed project. Public Works Director Riding, Mayor Bunker and Council Members answered all questions and concerns of homeowners.

Mayor Bunker stated that this matter was scheduled for discussion only at this meeting and thanked those who had taken time to attend the meeting, ask questions and make comments. The Council will review comments which have been received and will make a decision at a later date.

#### MAYOR GAYLE BUNKER: SELECTION OF GRAND MARSHALL FOR 2003 FOURTH OF JULY CELEBRATION

Mayor Bunker presented a list of suggested individuals to be selected as Grand Marshall for the 2003 Fourth of July celebration. The Council discussed a number of individuals who would be worthy of selection and decided to ask Cecil and Ava Losee to act as Grand Marshall for the 2003 Fourth of July celebration.

#### COUNCIL MEMBER ROBERT DROUBAY: PROPOSED NOR-DEL SUBDIVISION LOCATED AT APPROXIMATELY 490 EAST 450 NORTH

Council Member Robert Droubay reported that the Nor-Del Subdivision was approved in 2001 but the plat was never recorded. Mayor Bunker stated, for the record, that he is an owner of the Nor-Del Subdivision and has a conflict of interest in the matter. Council Member Droubay advised the Council that the Planning & Zoning Commission had reviewed the subdivision and, because there had been no change since the original approval, recommended that the City Council approve the

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Final Plat for Nor-Del Subdivision.

Council Member Wesley Bloomfield MOVED to approve Nor-Del Subdivision, as presented. The motion was SECONDED by Council Member Robert Droubay. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CITY ATTORNEY RICHARD WADDINGHAM: ORDINANCE NO. 03-206 AMENDING COLLECTION PROCEDURES FOR DELINQUENT DELTA CITY UTILITY ACCOUNTS

City Attorney Richard Waddingham reported that he had met with Public Works Director Alan Riding and determined that there were additional changes which need to be made prior to approval of this ordinance. City Attorney Waddingham distributed copies of the proposed ordinance and reviewed the changes in the collection procedure for delinquent utility accounts. City Attorney Waddingham noted that the major changes affect the process for handling collections, termination of services and requirements for security deposits. The time frame between billing and termination of service has been cut from 90 - 120 days to approximately 40 days, which will result in smaller amounts owed on delinquent utility bills.

Following review of the proposed ordinance, Council Member Wesley Bloomfield MOVED to table further discussion of this matter until the next meeting of the City Council. The motion was SECONDED by Council Member Glen Swalberg. Mayor Bunker asked if there were any comments or questions regarding the motion. The motion passed unanimously.

Mayor Bunker suggested that a note be included in the next monthly billing advising customers of the reduced time period allowed for payment of delinquent utility bills.

COUNCIL MEMBER WESLEY BLOOMFIELD: PROPOSED SKATE PARK

Mayor Bunker noted that this item had been put on the agenda in the event there were any further discussion necessary as a result of the public hearing held earlier this evening. Council Member Wesley Bloomfield asked Council Members for suggestions regarding placement of the proposed skate park. Some Council Members felt that the City Park is the logical location for a skate park, while others felt that a skate park would not be aesthetically correct for the peaceful atmosphere of the park.

Mayor Bunker suggested that Council Members contemplate the information received at the public hearing and be prepared to further discuss this matter at the next meeting of the City Council.

MAYOR GAYLE BUNKER: SCHEDULE BUDGET WORK SESSION

Mayor Bunker advised the Council that the Budget Work Session has been scheduled for Tuesday,

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June 3, 2003 at 10:00 a.m. and asked if any Council Members had a conflict on that date. Council Members concurred with the schedule for the Budget Work Session.

PUBLIC WORKS DIRECTOR ALAN RIDING: REPORT ON PUBLIC WORKS PROJECTS

Public Works Director Alan Riding distributed photos of a fountain located at the Abbey Inn in St. George. Public Works Director Riding suggested that something similar be constructed in the City Park to provide a peaceful area for people to visit and enjoy the surroundings. Mayor Bunker suggested that the fountain be located southeast of the City Building. Mayor Bunker requested that Council Members think about this idea and be prepared to discuss it when preparing the budget for next fiscal year.

Council Member Bruce Curtis reported that he had received complaints regarding dirty water in the system. Public Works Director Riding explained that they had determined the problem was a combination of increased usage due to sprinklers being used and flushing of a fire hydrant, coupled with oxidation of cast iron pipes caused by the long term chlorination which took place earlier this year. Water tests have indicated no bacteria in the system and the individuals complaining about dirty water are those who are serviced by the cast iron pipe lines.

Council Member Margaret Dutson asked if anything could be done to prevent people from cutting across vacant property rather than using the paved roadway around corners on the east side of town. She was advised that the property is private and the owners would be responsible for requesting law enforcement to enforce traffic laws.

OTHER BUSINESS

City Recorder Greg Schafer advised the Council that he has been approached by Hinckley Town to provide consulting services in relation to their financial problems. He stated that he had visited with the Mayor about this and the Mayor had told him that he could help Hinckley Town as long as it did not interfere with his work for Delta City.

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Mayor Bunker told Council Members that it appeared the proposed drag racing at the airport will not happen. The group has discussed constructing their own drag strip on a twenty acre parcel of property owned by Delta City in an area north of town. Mayor Bunker requested that the Council think about the possibility of allowing the group to utilize that property for drag racing.

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Mayor Bunker asked the Council how long they would like to keep flags flying on Main Street. It was determined to leave the flags flying until Memorial Day and then remove them.

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Mayor Bunker stated that he had received a telephone call from Jeff Hostetler complaining that a wedding reception had been advertised as being held in the wrong location and requested permission to advertise a correction on the Delta City marquee. Mayor Bunker reminded the Council that the policy has been to not advertise that type of event on the marquee, but asked for their input on the matter. Council Members felt that the current policy should remain in effect.

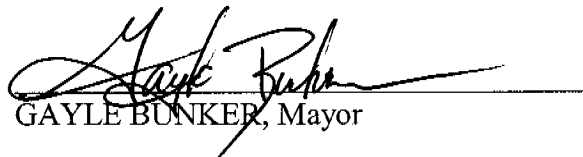
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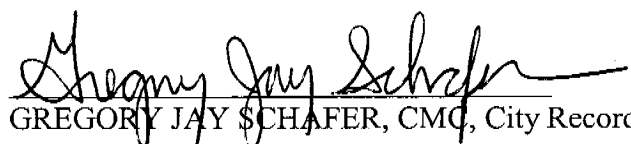
Mayor Bunker asked Council Members to consider the possibility of working with the new owner of a twenty acre parcel, located along Highway 6&50, as a beginning of an industrial park.

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Mayor Bunker asked if there were any comments, questions or other items to be discussed. There being none, Council Member Robert Droubay MOVED to adjourn the meeting. The motion was SECONDED by Council Member Margaret Dutson. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Bunker declared the meeting adjourned at 9:10 p.m.

  
GAYLE BUNKER, Mayor

  
GREGORY JAY SCHAFER, CMC, City Recorder

MINUTES APPROVED: RCCM 06-19-03

